

Project Summary

Project site: 614-620 Maynard Ave S Seattle, WA 98104

Lot Size: 14,400 sf

Proposal:

- Demolition of two existing buildings on site
- Construction of a new mixed-use building including residential and commercial uses

Zoning:

Base zone: International District Mixed IDM 85/85-170 South Downtown Zone

Community Plan: International Special Review District – Historic District

Street types: Both Maynard Ave and Lane St. are classified as Green Street/Downtown Neighborhood Access

Development Standards SMC 23.49 & 23.66

- Minimum setback: Green Streets Setback: 20' above 45'
- Lot Coverage: 0'-65' (no limit), 65' - 125' (75% coverage), 125'-170' (65% coverage)
- Maximum height: 170' for residential uses

Program:

- Gross SF: 221,368 sf
- Proposed height: 17 stories/170'
- 8,000-10,000 sf of Micro Retail
- 3,000-4,400 sf Community Gathering Space
- 2,500-3,500 sf Incubator Office (Commercial)
- Affordable & Market Rate residential units (+/-200 units)
- 103 below grade parking stalls

Design Goals:

To establish a design that builds upon tradition, history, future, community, and district success. These principles are imbedded in the people who call Chinatown and the International District home. The design of Jasmine Tower is based on an interpretation of systems, traditions, color, light, and texture. A blueprint to evoke a deeper connection. A design that taps into a cultural vibrancy that spans between historical events and future expectations, rather than utilize an “applied motif” strategy. To create a building that becomes a beacon that marks the significance of the area for past, current, and future residents.

Briefing Outline:

- PAGE 1: Introduction
- PAGE 2: Board comments from previous briefing
- PAGE 3: Building massing, previous scheme.
- PAGE 4: Key takeaways from neighborhood meeting.

- PAGE 5: Diagram. Comparing previous and current community spaces/location.
- PAGE 6: Design Narrative
- PAGE 7: Community Imagery – Diverse spaces that support the community.
- PAGE 8: Building Inspiration Imagery – Mood images, color, texture, layers.
- PAGE 9: Zoning summary
- PAGE 10: Massing process
- PAGE 11: Building Diagram – Context datum
- PAGE 12: Building Diagram – Departure diagram
- PAGE 13: Massing
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- PAGE 19: Building Diagram – Articulated Base
- PAGE 20: Building Diagram – Transparent ground floor
- PAGE 21: Building Diagram – Floor plans, community levels.
- PAGE 22: Building Plans – Residential stacking.
- PAGE 23: Building Diagram – Floor plan, building step levels
- PAGE 24: Building Plans – Massing, creating a pedestrian intensity
- PAGE 25: Building Diagram – Massing strategies composite.
- PAGE 26: I.S.R.D. Briefing Process
- PAGE 27: I.S.R.D. Board Questions